



Office of County Assessor  
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**Office of the St. Joseph County Assessor**

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International Association of Assessing Officials  
Indiana County Assessors Association  
Association of Indiana Counties

April 15, 2008

Submission of Commercial-Industrial  
Ratio-Studies  
St. Joseph County

*The following summary explains certain criteria used to complete the ratio study analysis for various classes of property in St. Joseph County.*

*Note: No Industrial Un-Improved study was completed due to fact that there was only one sale (Portage) in County.*

**CENTRE**

Commercial Improved	See Combined South & West Townships - Centre, Greene, Liberty, Lincoln, Madison, Union, Warren
Commercial Un-Improved	See Combined South & West Townships - Centre, Greene, Liberty, Lincoln, Madison, Union, Warren
Industrial Improved	See Combined South & West Townships - Centre, Greene, Liberty, Lincoln, Madison, Union, Warren
Industrial Un-Improved	No study ONLY ONE SALE in county

**CLAY**

Commercial Improved	ratio study complete
Commercial Un-Improved	See Combined Northern Townships - Clay, German, Harris, Penn North
Industrial Improved	Less than 25 parcels
Industrial Un-Improved	No study ONLY ONE SALE in county

*The county PTABOA corrected the Clay township assessors commercial market factors for the 2006-2007 period based on an income study completed for the board by Income works. The board uniformly applied the study recommendations and determined uniform assessments for Clay commercial property. The values are comsurate with the market for each commercial class of property. These corrected property values carried over to the 2007-2008 year and were than adjusted via the trending process utilizing 2006 sales available for all clay commercial property.*

**GERMAN**

Commercial Improved	See Combined Northern Townships - Clay, German, Harris
Commercial Un-Improved	Less than 25 parcels
Industrial Improved	ratio study complete
Industrial Un-Improved	No study ONLY ONE SALE in county

**GREENE**

See Combined South & West Townships - Centre, Greene, Liberty, Lincoln, Madison, Union, Warren	
Commercial Improved	Less than 25 parcels
Commercial Un-Improved	See Combined South & West Townships - Centre, Greene, Liberty, Lincoln, Madison, Union, Warren
Industrial Improved	Less than 25 parcels
Industrial Un-Improved	No study ONLY ONE SALE in county

**HARRIS**

Commercial Improved	ratio study complete
Commercial Un-Improved	See Combined Northern Townships - Clay, German, Harris
Industrial Improved	ratio study complete
Industrial Un-Improved	No study ONLY ONE SALE in county

## **LIBERTY**

See Combined South & West Townships - Centre, Greene, Liberty, Lincoln, Madison, Union, Warren

Commercial Improved	See Combined South & West Townships - Centre, Greene, Liberty, Lincoln, Madison, Union, Warren
Commercial Un-Improved	Less than 25 parcels
Industrial Improved	Less than 25 parcels
Industrial Un-Improved	No study ONLY ONE SALE in county

## **LINCOLN**

See Combined South & West Townships - Centre, Greene, Liberty, Lincoln, Madison, Union, Warren

Commercial Improved	See Combined South & West Townships - Centre, Greene, Liberty, Lincoln, Madison, Union, Warren
Commercial Un-Improved	See Combined South & West Townships - Centre, Greene, Liberty, Lincoln, Madison, Union, Warren
Industrial Improved	Less than 25 parcels
Industrial Un-Improved	No study ONLY ONE SALE in county

## **MADISON**

See Combined South & West Townships - Centre, Greene, Liberty, Lincoln, Madison, Union, Warren

Commercial Improved	Less than 25 parcels
Commercial Un-Improved	Less than 25 parcels
Industrial Improved	Less than 25 parcels
Industrial Un-Improved	No study ONLY ONE SALE in county

## **OLIVE**

See Combined South & West Townships - Centre, Greene, Liberty, Lincoln, Madison, Union, Warren

Commercial Improved	See Combined South & West Townships - Centre, Greene, Liberty, Lincoln, Madison, Union, Warren
Commercial Un-Improved	Less than 25 parcels
Industrial Improved	Less than 25 parcels
Industrial Un-Improved	No study ONLY ONE SALE in county

## **PENN**

Commercial Improved	ratio study complete
Commercial Un-Improved	ratio study complete
Industrial Improved	ratio study complete
Industrial Un-Improved	No study ONLY ONE SALE in county

## **PORTAGE**

Commercial Improved	ratio study complete
Commercial Un-Improved	ratio study complete
Industrial Improved	ratio study complete
Industrial Un-Improved	No study ONLY ONE SALE

## **UNION**

See Combined South & West Townships - Centre, Greene, Liberty, Lincoln, Madison, Union, Warren

Commercial Improved	See Combined South & West Townships - Centre, Greene, Liberty, Lincoln, Madison, Union, Warren
Commercial Un-Improved	Less than 25 parcels
Industrial Improved	Less than 25 parcels
Industrial Un-Improved	No study ONLY ONE SALE in county

## **WARREN**

See Combined South & West Townships - Centre, Greene, Liberty, Lincoln, Madison, Union, Warren

Commercial Improved	ratio study complete
Commercial Un-Improved	Less than 25 parcels
Industrial Improved	Less than 25 parcels
Industrial Un-Improved	No study ONLY ONE SALE in county